Rush Continues for Residences on Upper West Side and

H. T. Wood sold for the Bovina

Business Property.

Broadway Savings Institution sold to a client of Scott, Gerard & Bowers, attorneys, 19 Ann street, northwest corner of Theatre alley, a six story building, 20x30, held at \$50,000. The bank acquired the property in foreclosure proceedings three years ago.

James J. Etchingham, Inc., sold for the estate of Mary V. McCusket the three story building, 25x70, at 350 West Sixteenth street, to John Leonard. This is the first transfer of this property since 1832.

torneys, 19 Ann street, northwest corner of Theatre alley, a six story building, 20x30, held at \$50,000. The bank acquired the property in foreclosure proceedings three years ago.

James J. Etchingham, Inc., sold for the estate of Mary V. McCusker the three story building, 25x70, at 359 West Sixteenth street, to John Leonard. This is the first transfer of this property since 1832.

L. J. Philips & Co. sold for Charles E. Heinschinger through William F. Fuerst. In., the two story garage 242 West Sixty-ninth street, 25x100, to G. F. Flerce for a distributing service without for the Marble Carburetor Company of Rosston, Mass. The seller was represented for the Marble Carburetor Company of Rosston, Mass. The seller was represented by Stroock & Stroock as attorneys.

Ames & Co. sold for the Terminal Reaity Company the five story building 1466 Second avenue to Joseph Stein.

REAL ESTATE CLUB DINES.

IDE ESTATE IN LOCUST VALLEY IN NEW HANDS

Is Bought by Thomas Dickson of Leonard. This city. The property of this city. The property consists of ten acres with a model of the street consists of ten acres with

Organization Started by Y. M. C. A. Hears Interesting Speeches.
Health Commissioner Copeland was the chief speaker at the annual dinner of the Real Estate Club of the West Side Y. M. C. A., held recently in the Hotel Wellington. He was introduced by W. H. Wyckoff of the firm of Pease & Elliman. Who acted as tomenizate. The Commissioner reiterated some of the Congested condition in the city's tenement districts. He also praised the Y. M. C. A. for its course of instruction in real estate subjects and its efforts to help improve the housing situation. Other speakers were Joseph F. Buttenweiser, former Tax Assessor Goldstone, Clarence T. Coley, president of the Building Managers and Owners Association, and Lee T. Smith, who represented the Y. M. C. A. and offered the services of the association to the men of the Real Estate Club.

The organization which gave the dinner has been meeting for the last sixteen weeks for the purpose of studying the various phases of the real estate business of the real estate business. It has heard lectures on allied topics from Senator William M. Calder.

RESIDENTIAL LEASES.

minth street for five years for the John C. Rodgers estate.

Douglas L. Elliman & Co. leased from plans an apartiment in 300 Park avenue to William H. Enclish; with Miss Kathsrine Force a duplex apartment in 330 Park avenue to Miss Alice A Delamar; in 815 Park avenue to Ellius B. Frost; in 48 East Sixty-first street to Mrs. W. J. O'Connor, and in 114 East to Mrs. W. J. O'Connor, and in 114 East Eighty-fourth street to Mrs. Louise Connich.

BROOKLYN DEALJ REPORTED.

Bulkley & Horton Company sold 1355 Bergen street, a two story dwelling, 20x100, at 498 First street for Judson G. Wall.

J. Lacov sold for the Kennsington Homes Corporation to Jennie M. Phillips a new house, 20x100, at 863 East Eighth street.

Sold Horton Company of the factory at 81 Tenths rest.

REALTY NEWS IN BRIEF.

Jacobson & Gluckman, restaurateurs, act the leasees of the plot, 50x100, at ammer for the leasees of the

Homes Corporation to Jennie M. Phillips
a new house, 30x100, at 863 East Eighth
street.

Frank A. Seaver & Company sold six
lots on the north side of Sixty-eighth
atreet, 100 feet east of Second avenue,

Mancher & Krulewitch), which plans
a large apartment operation in the
Astorias section of Long Island City, has
opened a imporary office at 327 Thirthe second floor in the factory at 710
to 716 Wythe avenue.

SUBURBAN TRANSACTIONS.

Mountain Lakes, Inc. of Mountain
Lakes, N. J., sold a six room home and
Barage on Poliard road, on a plot 100x
189 feet, to Karf Kraft; also to H. S.
Essex a seven room house on Meirose road, occupying a corner plot, with 150
lest on the Mountain Lekes of the Company.

He Filrose Construction Company
(Mancher & Krulewitch), which plans
a large apartment operation in the
Astorias section of Long Island City, has
opened a imporary office at 327 Thirtenth avenue.

Erneat J. E. Fiedler paid 335,000 for
the dwelling at 42 West Seventy-storing
tenth avenue.

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Erneat J. E. Fiedler paid 35,000 for
the dwelling at 2 West Seventy-storing
tenth avenue.

Erneat J. E. Fiedler paid 35,000 for
the dwelling at 2 West Seventy-storing
tenth avenue.

Erneat J. E. Fiedler paid 35,000 for
the dwelling at 2 West Seventy-storing
tenth avenue.

Erneat J. E. Fiedler paid 35,000

RITZ OFFICIAL LEASES Will Run Novel Restaurant-Many Other Leases.

The entire restaurant space in the new curb market home on Trinity place, now J. P. Day Sells Fine Old Vilnearing completion, has been leased to on Upper West Side and
in Harlem.

E. Bertona, president of the Curb Exchange Restaurant Company, for twenty-one years, at an aggregate rental of more than \$300,000. The space includes about 9,000 square feet. Mr. Bertona for nearly ten years was assistant manager of the Ritz-Carlton Hotel.

The restaurant will be operated in many respects in a unique manner. Starret & Van Vlock, architects of the building, saye been retained to install

broker.

H. T. Wood sold for the Bovina Realty Company to J. Kaufman 1470 and 1472 Fifth avenue, two five story apartment houses with stores, 58x100.

Meister Builders, 1ac., purchased from the Farmers Loan and Trust Company the six story apartment house, 40x80, accommodating twenty-three families, and three stores at 375 Pleasant avenue.

M. Aronson of the Aronson Mercantile Corporation was the broker.

Albert B. Ashforth, Inc., sold grapartment in 290 Park avenue to Francis Kissan Brown.

Foot & Martin, Inc., purchased at 123 East Eighty-sixth street a four story apartment, 30x100, near the Lexington avenue express station, J. J. Kavanagh was broker.

BANK SELLS 19 ANN STREET.

Other Deals Reported Involving Business Property.

Broadway Savings Institution sold to a client of Scott, Gerard & Bowers, at torneys, 19 Ann street, northwest corner of Theatre alley, a six story building, 20x30, held at \$50,000. The bank accommondation of the store of Theatre alley, a six story building, 20x30, held at \$50,000. The bank accommondation of the Aronson Mercantile Company in 55 West Twenty-fourth street; to Leck & L. Peat-ty-scond street, and to Irving Friedman store and box of the Aronson Mercantile Company in 131 West Twenty-scond street, and to Irving Friedman store and street, and three stores as follows: In 292 Seventh avenue to Harry Garlinkel: in 61 West Twenty-fourth street to Julius Berneburg: In 298 West was also a plot on Fulton and St. Felix streets because the bids offered were below the plot on Fulton and St. Felix treets because the bids offered were below the plot on Fulton and St. Felix treets because the bids offered were below the plot on Fulton and St. Felix treets because the bids offered were below the plot on Fulton and St. Felix treets because the bids offered were below the plot on Fulton and St. Felix treets below the street; to E. & L. Peat. Pleating Company in 5.5 West Twenty-second treets and to Irving Friedman store and blows: In 298 West and the ging the plant in 120 West Twenty-second to

QUEENS BOROUGH MARKET.

RESIDENTIAL LEASES.

Leroy Coventry rented the three story twenty foot dwelling at 393 West Eightyninth street for five years for the John C. Rodgers estate.

Roman-Cailman Company rented for the Republic Auto Parts Company the ground floor of the factory at 31 Tenth enter the company rented for the Republic Auto Parts Company the Republic Auto Parts Company the Republic Auto Parts Company rented for the Republic Auto Parts Company the Republ

CURB MARKET'S CAFE AUCTIONEER WIELDS A LIVELY HAMMER

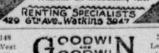
lage Houses-Brooklyn Subway Sites Bring \$609,300.

The sale of genuine old Greenwich Village dwellings conducted yesterday in the Vesey street exchange by Joseph P. Day, auctioneer, for Vincent C. Pepe,

CAMBRIDGE, MASS.

and careful supervision.

BERLITZ SCHOOL Languages 30 West 34th Street Brooklyn: New Classes Constantly Forning SCHOOL OPEN ALL SUMMER.



stricted renting conditions,

Central Union Trust Company a four story dwelling, 21x52, 2 at 15 East Seventy-fourth street.

Seventy-fourth street.

Slawson & Hobbs sold for Edward P.

Twan 14t West Seventieth street, a four story dwelling, 17x55x105.

Levy Coventry sold for Louise A. Odam the dwelling at 132 West Eighty-fifth etreet, 20x100.

Shaw, Rockwell & Sanford sold for a client of Charles F. Noyes Company of Mount Morris Park West, a four story dwelling, 20x85.

Mount Morris Park West, a four story dwelling, 20x85.

Mount Morris Park West, a four story dwelling, 20x85.

Mount Morris Park West, a four story dwelling, 20x85.

Wright Barckay, Inc., sold for the estate of Sackett M. Barckay State, 185 x 1850.

Wright Barckay, Inc., sold for the estate of Sackett M. Barckay State, 185 x 1850.

Wright Barckay, Inc., sold for the estate of Sackett M. Barckay State, 185 x 1850.

Wright Barckay, Inc., sold for since three old dwellings with stores. This is the first transfer of the property since 1836.

Sackett M. Barckay State, 20x100, at 101 East 125th three old dwellings with stores. This is the first transfer of the property since 1836.

Sackett M. Goodwin and Samuel Mersham State of Sackett M. Barckay State State

MARGARET E. SHEEHY (October 27, 1920)
Leaving an estate of \$64,375. Sons, Joseph
B. Weed and John E. Sheehy, receive
\$32,187 each.
GERTRUDE WALLACE KING SCHUYLER
(July 28, 1918). Leaving an estate of
\$50,855. Priend, Louis Bedegran, 386
Girand scenue, Hrooklyn, receives \$10,000.
Sister, Mary Alsop Waddington, Paris,
France, receives as life interest in \$23,252.
Nicce, Alice Haitburton Illchards, Newcastle, Me, an amunity of \$550.
DELIA H. WARREN, Newton, Mass. (October 14, 1920). Leaving an estate of \$76,616,
with \$5,376 taxable in New York. Son and
daughter, Henry W. Warren and Bessie
L. Shelton, receive \$100 cach. Husband
Edger W. Warren, receives the residue.

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If YOUR SON has fallen behind in his school work or needs totoring during the summer for fall exams, send him to our

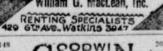
of Chiropactic and win financial and social prestige; faculty and curriculum unsurpasses.

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A.N. T. C. C. Graduate succeeds where others fall. There's a Reason.

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is limited to April 1st, 1922.

REAL ESTATE AT AUCTION

THE RENT LAWS

expire in November, 1922.

Therefore, to secure all the advantages of tax exemption, together with unre-

> BUILD NOW and HAVE YOUR LOTS COST YOU NOTHING

"BUY A FEW LOTS" of the

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LONG ISLAND CITY LOTS
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15 to 20 minutes From 42nd St. by Subway

On and adjacent to Jackson Ave. and 16th Ave. (Jackson Ave. Trolley); Jamaica Ave. & 4th Ave., near the Broadway station on Queensborough Subway (Astoria line); Vandeventer Ave. and 4th Ave., near Grand Ave, Station; Vandeventer Ave. and 13th and 15th Aves.; Astoria Ave., 12th to 18th St. (Astoria Ave. Trolley).

Belonging to Estate of William G. Park, et al.

Trustee's Absolute

By instructions from

Hon. Francis K. Pendleton, Trustee, and The Farmers' Loan & Trust Co., Executors

Saturday, May 7th, At 1 o'Clock, at Grand Ave., bet. 6th and 7th Aves. Long Island City.

Pendleton, Anderson, Iselin & Riggs, Esqs., Attorney for Trustees, 25 Broad St., New York Geller, Roiston & Blanc, Esqs., Attorneys for Executors, 20 Exchange Pl., New York

80% @ 6% 10% on day of sale—10% in 30 days and balance 80% in Monthly Payments of 2% 70% @ 6%-60% @ 51/2%-50% @ 5%

May remain on Mortgage. New York Title & Mortgage Co. Policies free to purchasers

Send for Patented String Mep 67 Liberty Street, N. Y. C. Telephone Cortlandt 0744

Write Name and Address, Tear Out and Mall at Once. JOSEPH P. DAY, Auctioneer 67 Liberty St., New York Please send me, without obligation, full details of the Joseph P. Day Plan "HOW TO HAVE YOUR LOTS COST YOU NOTHING," through Tax Exemption.

Address.

VISIT PROPERTY TODAY VISIT PROPERTY TODAY
Take any Subway to Grand Central Station, transfer to Queensburg Subway (Astoria Line) to
Grand Ave, Station, where my
representative will meet you; or
B. R. T. Broadway trains to
Queensboro Bridge Plaza and
change to Interborough Astoria
Line to Grand Ave, Station; or
ake 2d Ave, "I." va 57th 8t.
and 2d Ave to Grand Ave, Station (Astoria Line). At property
where my representatives will
meet you, or by Motor, from

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At Fox & Ferry Streets, New Haven, Conn. Wednesday, May 4th, 1921 ON THE PREMISES AT 12 O'CLOCK NOON

Modern Factory Building 50,000 sq. ft. floor space Railroad Siding Steam Heat Electric Light Elevators Good Labor Market EASY TERMS-For particulars apply to

J. CLARENCE D'AVIES, 149th St. and 3rd Ave., New York James B. Kelly, Auct'r, 42 Church St., New Haven, Conn. Bijur & Herts, Attys., 20 Broad St., New York Estate of ELIZA JUMEL CARYL, Deceased

TO-MORROW 135 CITY LINE LOTS

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Above 14th St. to 50th St. (Inclusive). East River to North River. **BEST HOMES IN JAMAICA MERCHANTS** BROADWAY near 18TH STREET

Especially suited to Hostery and Underwear concerns. Possession.

Attractice price and terms. Spotts & Starr, Inc. Forest Kills Gardens Rouses and Villa Plots for Sale.

Borough of Brooklyn-Sale or Rent. GREAT HOUSE BARGAIN

149 Broadway, N. Y. C.

Borough of Queens-Sale or Eest.

ALFRED LIGHT TEL JAMAICA ST.

15 Minutes from Penna. Station. SAGE FOUNDATION HOMES CO. MURDOCK COMPANY-Montelair Homes Opp. Lackswinna. Phone 4616. 47 W. 34th St., or Forest Hills, L. I. REAL ESTATE-OUT OF CITY.

tong Island-Sale or Rent.

GREAT NECK. 10 acrs farm, sood substantial residence, barn, orchards, offered at \$15,000. Complete Colonial home, hands to station. Price \$18,500. Large Old English stucco and half timber house. Price \$10,000. house. Price \$30,000, RAKER CROWELL, INC., 47 West 34th St. Tel. Fitz Boy 38. PORT WASHINGTON, L. I. I. G. WOLF, Exceptional bargains on the North Shera

PORT WASHINGTON, L. I.

Long Island-Sale or Rent. GREAT NECK, L. I.HOMES & Acreage

Westchester-Sale or Rent.

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An All-year Round House Built on Bungalow Plan,

concrete cellar under entire house, consisting of 7 rooms, sleeping porch, bath, all improvements; garage; beautiful grounds, choice shrubs and trees, high location, \$17,600 furnished, \$15,600 unfurnished, mortgage to suit.

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Fieldston New York City's most accessible suburb. GEORGE HOWE, 527 Fifth Ave., N. Y. C.

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E.P. HATCH, INC. Real Estate Greenwich, Ct



\$3500 CASH

ddressW. J. LOCKWOOD, to Union Square, New York City. Phone Stuyvesant 27.



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THE RENT YOU NOW PAY

\$6,800 on Easy Terms BUYS THIS PRETTY 6 ROOM SUBURBAN HOME, LESS THAN I HOUR PROM N. X.
CITY. ELEVATION NEARLY 800 FEET.
FINEST OLD TOWN IN N. J. LARGE
BATHROOM, FINE LOT. WITH GARDEN. \$45 Per Month Pays B. & L. MORTGAGE IN A FEW YEARS, LITTLE CASH REQUIRED. Write Curtis Smith, 168 Broadway, N. Y. City, for full details.

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Plot 100 ft, street frontage by 100 ft, deep, Bathing, boating, fishing, 800 ft, elevation, by from N Y, City, on best committing R R.

INVESTIGATE THIS NOW

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Father, Homes, Farms,
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H. WEATHERBY & CO., Englewood, N. J.

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REAL ESTATE-OUT OF CITY.

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ESTATE For Sale 11 Acres 500 feet frontage on Long Island Sound Sandy beach, steel dock and piers, large homestead, all improve-ments, A1 condition; 6 room summer cottage, reinforced steel and

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50 BROAD ST. BUILDING SECOND FLOOR DOWNTOWN FINANCIAL DISTRICT

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ROOM 334 BROAD 7150 50 BROAD ST.

Above 14th St. to 59th St. (Inclusive). East River to North River. Above 14th St. to 59th St. (Inclusive) East River to North River. 42 ST. & MADISON AVE Grand Central Terminal and Subway Station **OFFICES** Occupancy May 1st Entire Floors
7.850 to
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Loft Space 5,000 to 100,000 Square Feet.
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1 ONG ISLAND CITY FACTORIES & SITES 764 BROAD ST., N.J. E. E. Bond & Co., Inc. EST'D 1845.

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